

# LOUDOUN COUNTY PLANNING COMMISSION

## SUMMARY AGENDA

TUESDAY, APRIL 15, 2014

6:00 PM PUBLIC HEARING

LOCATION: BOARD ROOM  
1<sup>ST</sup> Floor, Govt. Center

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, April 15, 2014**, at **6:00 p.m.** to consider the following:

### **ZRTD 2013-0008**

#### **ALLIED PLAZA II LOT 3**

*(Zoning Conversion in the Route 28 Tax District)*

Hossain Esmaeili, LLC, of Fairfax Station Virginia, has submitted an application to rezone approximately 2.54 acres from the C-1 (Commercial) zoning district under the 1972 Zoning Ordinance to the PD-CC(CC) (Planned Development-Commercial Center (Community Center)) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-CC(CC) zoning district at a maximum Floor Area Ratio (FAR) of 0.4. The property is located within the Route 28 Taxing District and within the AI (Airport Impact) Overlay District, outside of but within the one (1) mile Ldn 60 aircraft noise contour. The subject property is approximately 2.54 acres in size and is located north of West Church Road (Route 625) and Ruritan Circle (Route 859), and east of Atlantic Boulevard (Route 1902) and Ruritan Road (Route 610), at 45496 Ruritan Circle, Sterling, Virginia, in the Sterling Election District. The property is more particularly described as Tax Map Number /80/////////67/ (PIN# 032-45-4989). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Plan) which designate this area for Route 28 Business uses and which recommend a FAR of 0.4 to 1.0.

### **CPAM 2014-0001**

#### **COUNTYWIDE TRANSPORTATION PLAN TECHNICAL AMENDMENTS:**

#### **GREENWAY TRANSIT CONNECTOR, LEXINGTON DRIVE, MILLER DRIVE, RIVERSIDE PARKWAY, AND SHAW ROAD**

*(Comprehensive Plan Amendment)*

Pursuant to Sections 15.2-2225 and 15.2-2229 of the Code of Virginia, the Planning Commission hereby gives notice of a Comprehensive Plan Amendment (CPAM) to amend the Loudoun County 2010 Countywide Transportation Plan (adopted June 15, 2010, amended through December 11, 2013) in order to amend certain text and maps applicable to the Greenway Transit Connector, VA Route 3000-Lexington Drive, and VA Route 2401-Riverside Parkway (VA Route 7 North Collector Road) within the Ashburn Community of the Suburban Policy Area; Miller Drive within the Leesburg Joint Land Management Area; and VA Route 636-Shaw Road within the Sterling Community of the Suburban Policy Area. The proposed amendments include, without limitation, the following:

- Amend Chapter 2, *County Road Network, Suburban Policy Area Roads*, Figure 2-1a (Dulles South Area), and Figure 2-1b (Eastern Loudoun Area), in order to revise the planned alignment of the Greenway Transit Connector by relocating it to the south, eliminate VA Route 3000-Lexington Drive as a Countywide Transportation Plan (CTP) roadway, add a new segment of VA Route 2401-Riverside Parkway (Route 7 North Collector Road) to be located between VA Route 607 (Loudoun County Parkway) west to VA Route 2020 Extended (Ashburn Village Boulevard) as a new planned CTP roadway, and eliminate the segments of VA Route 636-Shaw Road located between VA Route 634 Extended (Moran Road/Belfort Park Drive) and VA Route 868 (Davis Drive) as planned CTP roadways.

- Amend Figure 2-1c (Leesburg Area) in order to eliminate the segment of Miller Drive located between VA Route 625/643 (Sycolin Road) and Kincaid Boulevard Extended as a planned CTP roadway.
- Amend Figure 2-1b (Eastern Loudoun Area) and Figure 2-1g (Map Notes) in order to eliminate Note J, which referenced an alignment study for VA Route 2401-Riverside Parkway (Route 7 North Collector Road) and VA Route 3000-Lexington Drive.
- Amend policies in Appendix 1, *Planning Guidelines for Major Roadways Countywide*, in regard to VA Route 645-Croson Lane, in order to revise the policies for the segment planned to be located between VA Route 659 (Belmont Ridge Road) east to Existing VA Route 772 (Old Ryan Road), to delete the reference to the Greenway Transit Connector, and to establish new policies for a new segment planned to be located between Existing VA Route 772 (Old Ryan Road) to Moorefield Boulevard in Moorefield Station, with a planned ultimate condition of 3 lanes (local access undivided urban collector within a 70-foot right-of-way with a 30 mph design speed).
- Amend policies in Appendix 1, *Planning Guidelines for Major Roadways Countywide*, in regard to the Greenway Transit Connector, in order to delete existing policies for the Greenway Transit Connector, and to establish new policies for a relocated Greenway Transit Connector composed of two (2) segments, with one segment planned to be located between Moorefield Boulevard in Moorefield Station to Devin Shafron Drive in Loudoun Station, including Transit Connector Bridge over VA Route 267 (Dulles Greenway), with a planned ultimate condition of 2 lanes (local access undivided urban collector within a 60-foot right-of-way with a 25 mph design speed) and Transit Connector Bridge with a maximum width of 46 feet, and the other segment planned to be located between Devin Shafron Drive in Loudoun Station north to VA Route 643 (Shellhorn Road), with a planned ultimate condition of 4 lanes (local access undivided urban collector within a 60-foot right-of-way with a 30 mph design speed).
- Amend policies in Appendix 1, *Planning Guidelines for Major Roadways Countywide*, to eliminate policies in regard to VA Route 3000-Lexington Drive.
- Amend policies in Appendix 1, *Planning Guidelines for Major Roadways Countywide*, to eliminate policies in regard to the segment of Miller Drive located between VA Route 625/643 (Sycolin Road) to Kincaid Boulevard Extended.
- Amend policies in Appendix 1, *Planning Guidelines for Major Roadways Countywide*, in regard to VA Route 2401-Riverside Parkway (VA Route 7 North Collector Road), in order to add a new segment planned to be located between VA Route 607 (Loudoun County Parkway) west to VA Route 2020 Extended (Ashburn Village Boulevard), with a planned ultimate condition of 6 lanes (controlled access median divided urban collector within a 120-foot right-of-way with a 40 mph design speed), and to delete the reference to a future alignment study with Lexington Drive from the description of the ultimate condition.
- Amend policies in Appendix 1, *Planning Guidelines for Major Roadways Countywide*, in regard to VA Route 636-Shaw Road, to eliminate policies in regard to the segments of VA Route 636 (Shaw Road) located between VA Route 634 Extended (Moran Road/Belfort Park Drive) and VA Route 868 (Davis Drive), and clarify that the policies for the remaining segment of Shaw Road located north of Old Ox Road (VA Route 606) apply between VA Route 606 (Old Ox Road) and VA Route 634 Extended (Moran Road/Belfort Park Drive).
- Amend policies in Appendix 2, *Corridor Adequacy Analysis*, in regard to Corridor 1-Route 7 East, to indicate that the realignment of Riverside Parkway between Ashburn Village Boulevard/Janelia Farm Boulevard and Loudoun County Parkway to a closer, more parallel route, is now specified with CPAM 2014-0001.
- Revise the Revised 2030 Countywide Transportation Plan Map to depict the new location of the Greenway Transit Connector, the addition of a new segment of VA Route 2401-Riverside Parkway (VA Route 7 North Collector Road) as a CTP roadway, and the elimination of VA Route 3000-Lexington Drive, a segment of Miller Drive, and segments of VA Route 636 (Shaw Road) as CTP roadways.
- Revise such other sections and provisions of the 2010 Countywide Transportation Plan as necessary to fully implement and maintain consistency with the foregoing amendments and to correct typographical errors and update references.

*Full and complete copies of the above referenced proposed Comprehensive Plan Amendment may be examined in the Department of Planning, County Government Center, 1 Harrison Street., S.E., 3<sup>rd</sup> Floor, Leesburg, Virginia, from 9:00 a.m. to 4:30 p.m., Monday through Friday, or call 703-777-0246.*

**CMPT 2013-0013**  
**FARMWELL SUBSTATION**  
*(Commission Permit)*

Virginia Electric and Power Company (d/b/a Dominion Virginia Power) of Richmond, Virginia, has submitted an application for Commission approval to permit a Utility Substation, Distribution, in the PD-OP (Planned Development–Office Park) zoning district. The property is also located within the AI (Airport Impact) Overlay District, between the Ldn 60-65 aircraft noise contours. This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Permitted use under Section 4-303(V), pursuant to Section 5-616, and requires a Commission Permit in accordance with Sections 5-616 and 6-1101. The area subject to the proposed Commission Permit is an approximately 4.8-acre portion of a 71.01-acre parcel that is located south of the intersection of Waxpool Road (Route 625/640), Farmwell Road (Route 625), and Smith Switch Road (Route 1950), in the Broad Run Election District. The property is more particularly described as Tax Map Number /79//84/////A/ (PIN# 061-36-2081). The area is governed by the policies of the Revised General Plan (Suburban Policy Area), which designate this area for Keynote Employment uses.

**ZCPA 2013-0004**  
**JAMES DIVISION**  
**PARCEL B (CARLYLE & ANDERSON, INC.)**  
*(Zoning Concept Plan Amendment)*

Carlyle & Anderson, Inc., of Purcellville, Virginia, has submitted an application to amend the concept plan and proffers approved with ZCPA 1986-0300, Carlyle and Anderson, in order to permit the development of all principal and accessory uses permitted in the RC (Rural-Commercial) zoning district. This application is subject to the Revised 1993 Zoning Ordinance. The subject property is approximately 8.41 acres in size and is located within the northeast quadrant of the intersection of Berlin Turnpike (Route 287) and Harry Byrd Highway (Route 7), at 16990 and 17000 Berlin Turnpike, Purcellville, Virginia, in the Catoctin Election District. The property is more particularly described as Tax Map Number /36////////18B (PIN# 452-28-6477). The area is governed by the policies of the Revised General Plan (Purcellville Joint Land Management Policy Area) which designate this area for a mix of residential and business uses that are compatible in scale with the small town character of the town and recommend a density of 1 dwelling unit per 3 acres.

**ZMAP 2014-0001**  
**PROPOSED ZONING MAP AMENDMENT TO THE LOUDOUN COUNTY ZONING MAP NECESSARY TO**  
**IMPLEMENT THE ROUTE 28 CORRIDOR OPTIONAL OVERLAY ZONING DISTRICTS**  
*(Zoning Map Amendment)*

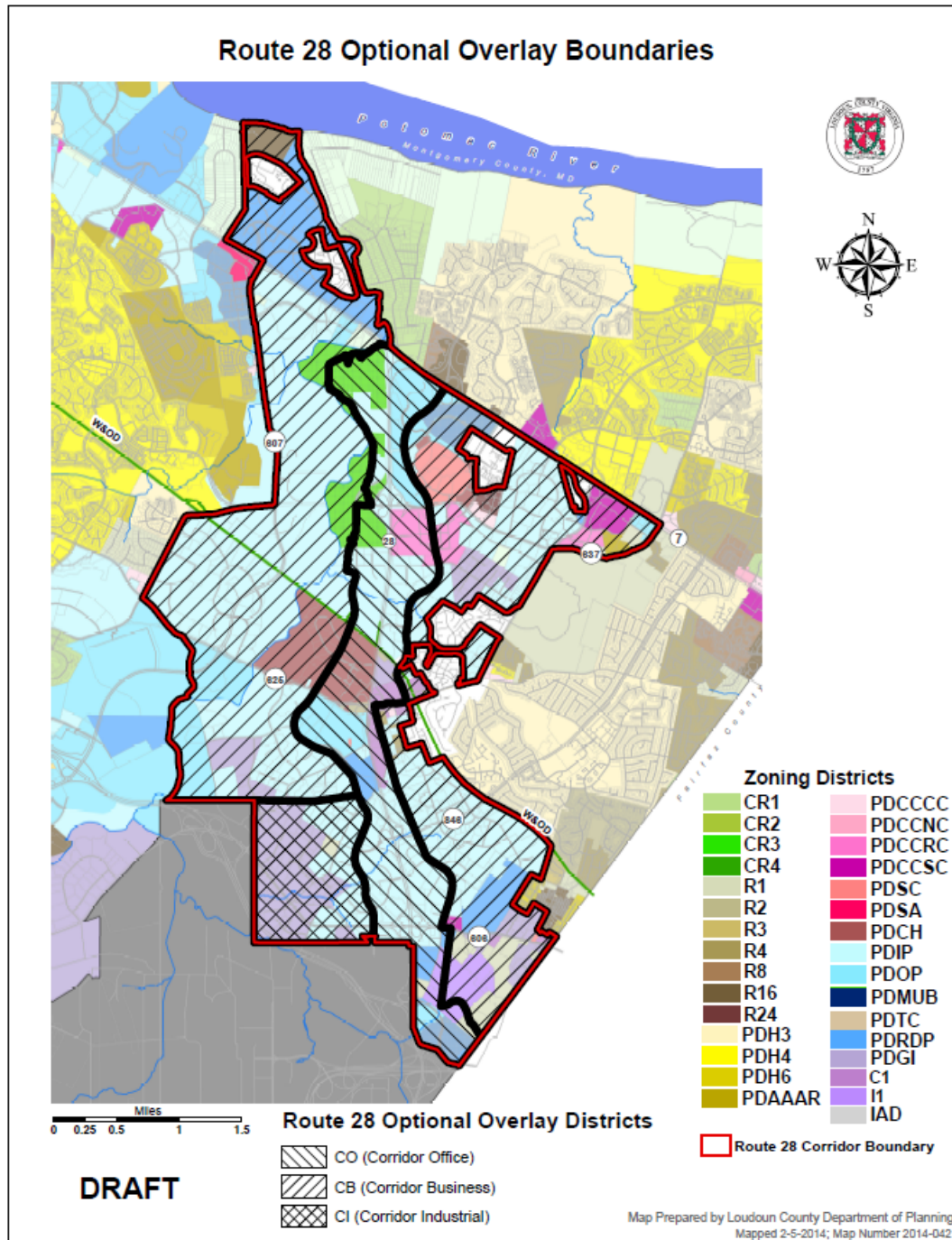
Pursuant to Sections 15.2-2204, 15.2-2283, 15.2-2285, and 15.22-2286 of the Code of Virginia, and Resolutions of Intent to Amend adopted by the Board of Supervisors on June 5, 2013, December 4, 2013, and February 19, 2014, and for the purpose of implementing the policies set forth in the Loudoun County General Plan (revised July 23, 2001, as amended) (Revised General Plan), Route 28 Corridor Plan, regarding the area of Loudoun County designated and delineated in the Route 28 Corridor Plan as the “Route 28 Corridor”, and for the purpose of implementing Zoning Ordinance Amendment (ZOAM) 2013-0005, Route 28 Corridor Zoning Regulations: Amendments to the Revised 1993 Zoning Ordinance, adopted by the Board of Supervisors on December 4, 2013, which established regulations for three (3) new Optional Overlay zoning districts (Corridor Office (Route 28 CO), Corridor Business (Route 28 CB), and Corridor Industrial (Route 28 CI)) and one (1) new Planned Development zoning district (Planned Development-Corridor Mixed-Use (Route 28 PD-CM)) for the “Route 28 Corridor”, the Planning Commission hereby gives notice of the proposed amendments to the

Loudoun County Zoning Map, in order to establish the areas within the “Route 28 Corridor” to which the newly created Route 28 CO, Route 28 CB, and Route 28 CI Optional Overlay zoning districts shall apply. No amendments to the text of the Revised 1993 Zoning Ordinance (“R93 Zoning Ordinance”) are proposed with this Zoning Map Amendment.

The regulations for the Route 28 CO, Route 28 CB, and Route 28 CI Optional Overlay zoning districts are currently located within Article 4, Special & Overlay Districts, Division D, Route 28 Corridor, of the R93 Zoning Ordinance. The Route 28 CO, Route 28 CB, and Route 28 CI Optional Overlay zoning districts provide alternative Zoning regulations for parcels located within their respective boundaries. Each Optional Overlay zoning district permits either a Standard Method or Alternative Method of development. The Standard Method of development offers higher development potential and contemporary development standards that are not permitted under a parcel’s existing zoning under the 1972 Loudoun County Zoning Ordinance (“1972 Zoning Ordinance”), 1993 Loudoun County Zoning Ordinance (“1993 Zoning Ordinance”), or R93 Zoning Ordinance. The Alternative Method of development permits higher Floor Area Ratio (FAR) and lot coverage, along with process streamlining and other regulatory incentives, design controls, and amenities that do not apply to the Standard Method of development. Thus, a parcel located within an Optional Overlay zoning district would have three (3) development options without the need for Board of Supervisors approval of a ZMAP or ZRTD for such parcel: 1) Develop under its existing zoning under the 1972 Zoning Ordinance, 1993 Zoning Ordinance, or R93 Zoning Ordinance; 2) Develop under the Optional Overlay zoning district’s requirements, using the Standard Method of development; or 3) Develop under the Optional Overlay zoning district’s requirements, using an Alternative Method of development.

**Description of Area Proposed to be Established as the Route 28 CO, Route 28 CB, and Route 28 CI Optional Overlay districts:** The Route 28 CO, Route 28 CB, and Route 28 CI Optional Overlay zoning districts are proposed to be established in separate areas within the area defined by the Revised General Plan as the “Route 28 Corridor”. The “Route 28 Corridor” generally encompasses properties located within the Route 28 Taxing District, which is located along, adjacent to, and/or in the vicinity of Sully Road (Route 28). The respective separate areas to be established as the Route 28 CO, Route 28 CB, or Route 28 CI Optional Overlay zoning districts are shown on the map included below as part of this published notice. The boundaries of the area within which the Route 28 CO, Route 28 CB, and Route 28 CI Optional Overlay districts are proposed to be established are generally described as follows:

The Potomac River, the Broad Run, and Harry Byrd Highway (Route 7) to the north (although certain portions of the Route 28 Corridor are located north of Route 7, as shown on the map); Potomac View Road (Route 637), Cascades Parkway (Route 637), West Church Road (Route 625), the W&OD Trail, and Loudoun County’s boundary with Fairfax County and the Town of Herndon to the east; Washington Dulles International Airport to the south; and the Broad Run, Loudoun County Parkway (Route 607) (although certain portions of the Route 28 Corridor are located west of Route 607, as shown on the map), Waxpool Road (Route 625), Smith Switch Road (Route 607), Gloucester Parkway (Route 2150), Smith Circle (Route 823), and Island Avenue (Route 829) to the west.



The specific parcels that would become subject to and be located within either, the Route 28 CO, the Route 28 CB, or the Route 28 CI Optional Overlay zoning district pursuant to this zoning map amendment application are more particularly identified by Parcel Identification Number (PIN).

Specific details as to which of the three Optional Overlay zoning districts would apply to each specific parcel PIN are available upon request.

The public purposes of these amendments are to achieve the purposes of zoning as set forth in Sections 15.2-2200 and 15.2-2283 of the Code of Virginia, including, without limitation, furtherance of the public necessity, convenience, general welfare and good zoning practice and facilitating the creation of a convenient, attractive and harmonious community.

**ZMAP 2012-0006, SPEX 2012-0008, SPEX 2012-0011,  
SPEX 2012-0017 & SPEX 2012-0054  
WATERSIDE  
(Zoning Map Amendment Petition and Special Exceptions)**

Chantilly Crushed Stone of Chantilly, Virginia, has submitted an application to rezone approximately 335.12 acres from the I-1 (Industrial) and PD-RDP (Planned Development–Research and Development Park) zoning districts under the 1972 Zoning Ordinance and the R-1 (Single Family Residential) zoning district under the Revised 1993 Zoning Ordinance to the PD-TC (Planned Development–Town Center), PD-OP (Planned Development–Office Park), PD-IP (Planned Development–Industrial Park), PD-H4 (Planned Development–Housing), PD-H6 (Planned Development–Housing), and PD-CC (CC) (Planned Development–Commercial Center (Community Center)) zoning districts in order to develop up to 354 single family attached dwelling units at a density of up to 6.3 dwelling units per acre, and up to 2,110 multi-family dwelling units and 3,970,000 square feet of non-residential uses at a collective overall Floor Area Ratio (FAR) of up to 0.48. The Applicant has also submitted applications for special exceptions to: 1) permit a Restaurant, with Drive-Through Facilities, in the proposed PD-CC (CC) zoning district; 2) to increase maximum FAR from 0.60 to 0.83 within a portion of the proposed PD-OP zoning district; 3) to permit an Automotive Service Station in the proposed PD-IP zoning district; and 4) to permit a Fire and/or Rescue Station in the proposed PD-TC zoning district. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed uses are listed as Special Exception uses and increase in maximum FAR is permitted by Special Exception under Sections 4-204(B)(9), 4-306(C), 4-504(Q), and 4-804(B)(13), respectively.

The applicant is also requesting modifications of Zoning Ordinance (ZO) sections as follows:

<b>Zoning Ordinance Section</b>	<b>Proposed Modification</b>
ZO §4-205(C)(1)(b), Lot Requirements, Yards, Adjacent to Roads, Community Center (CC).	To reduce the minimum yards for buildings and off-street parking along any road right-of-way, exclusive of Davis Drive (Route 868), Shaw Road (Route 636), and Old Ox Road (Route 606), from 35 feet to 10 feet within the proposed PD-CC (CC) zoning district.
ZO §4-205(C)(2), Lot Requirements, Yards, Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses	To reduce the minimum yards for buildings and off-street parking adjacent to any agriculture districts, any existing or planned residential district, or land bays allowing residential uses from 100 feet to 40 feet within the proposed PD-CC (CC) zoning district.

ZO §4-305(B)(1) Lot Requirements, Yards, Adjacent to roads.	To reduce both the minimum 35-foot yard for buildings and 25-foot yard for off-street parking along any road right-of-way, exclusive of Davis Drive (Route 868), Shaw Road (Route 636), and Old Ox Road (Route 606), to 10 feet within the proposed PD-OP zoning district.
ZO §4-305(B)(2), Lot Requirements, Yards, Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.	To reduce the minimum yard for buildings adjacent to any agricultural district, any existing or zoned residential district, or land bay allowing residential uses from 50 feet to 40 feet within the proposed PD-OP zoning district.
ZO §4-306(B), Building Requirements, Building Height.	To increase the maximum building height from 60 feet to 100 feet without any additional building setbacks within the proposed PD-OP zoning district.
ZO §4-505(B)(1), Lot Requirements, Yards, Adjacent to roads.	To reduce both the minimum 35-foot yard for buildings and 25-foot yard for off-street parking along any road right-of-way, exclusive of Davis Drive (Route 868), Shaw Road (Route 636), and Old Ox Road (Route 606), to 10 feet within the proposed PD-IP zoning district.
ZO §4-505(B)(2), Lot Requirements, Yards, Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.	To reduce the minimum yard for buildings adjacent to any agricultural district, any existing or zoned residential district, or land bay allowing residential uses from 75 feet to 40 feet within the proposed PD-IP zoning district.
ZO §4-802, Size, Location, and Components.	To increase the maximum size of a PD-TC zoning district from 60 acres to 96 acres; to permit a PD-TC zoning district to be served by a minor collector; and to permit a PD-TC zoning district to be located within 10,000 feet of another PD-TC zoning district.
ZO §4-805(F)(1), Lot Requirements, Other yard requirements, Adjacent to roads.	To reduce both the minimum 35-foot setback for buildings and 25-foot setback for parking along any road right-of-way, exclusive of Davis Drive (Route 868), Shaw Road (Route 636), and Old Ox Road (Route 606), to 10 feet within the proposed PD-TC zoning district.
ZO §4-806(B) Building Requirements, Building Height.	To increase the maximum building height from 60 feet to 200 feet within the Town Center Core, and from 40 feet to 120 feet within the Town Center Fringe, without any additional building setbacks, within the proposed PD-TC zoning district.
ZO §4-807(A), Land Assembly Requirements.	To increase the maximum size of the Town Center Core of the proposed PD-TC zoning district from 20 acres to 40.4 acres.
ZO §4-807(B), Land Assembly Requirements.	To increase the maximum distance from one boundary of the Town Center Core to the farthest boundary from 1,200 feet to 1,800 feet within the proposed PD-TC zoning district.
ZO §4-807(C), Land Assembly Requirements.	To increase the maximum distance from one boundary of the entire PD-TC zoning district to the farthest boundary from 2,500 feet to 3,800 feet.
ZO §4-808(C), Land Use Arrangement and Use Limitations.	To eliminate the requirement that each block within the PD-TC zoning district include an alley.

ZO §5-900(A)(8)(a) and (b), Building and Parking Setbacks from Roads, Route 606.	To reduce both the minimum 100-foot building setback and 75-foot off-street parking setback to 35 feet along Route 606 within the proposed PD-IP and PD-OP zoning districts.
ZO §5-900(A)(10)(a) and (b), Building and Parking Setbacks from Roads, Other Major Collector Roads.	To reduce the minimum building setback along Innovation Avenue from 75 feet to 35 feet within the proposed PD-TC zoning district; to reduce the minimum building setback along Davis Drive from 75 feet to 20 feet within the proposed PD-IP, PD-CC (CC), PD-H4, and PD-H6 zoning districts; to reduce the minimum off-street parking setback along Davis Drive from 35 feet to 20 feet within the proposed PD-CC (CC), PD-H4, and PD-H6 zoning districts.
ZO §§5-900(A)(11)(a) and (b) and (12)(a) and (b), Building and Parking Setbacks from Roads, All other roads in Nonresidential Districts and All other roads in Residential Districts.	To reduce the minimum building setback and off-street parking setback along other roads within the proposed PD-TC, PD-IP, PD-OP, PD-CC (CC), PD-H4, and PD-H6 zoning districts to 10 feet.
ZO §5-1003, Effect of Buffer	To permit the construction of one (1) new building within the Scenic Creek Valley Buffer within the proposed PD-TC zoning district.
ZO §5-1303(A)(1), Canopy Requirements, Site Planning.	To permit the minimum 10 percent tree canopy requirement to be calculated based on each land bay, rather than by lot or site, within the proposed PD-IP, PD-OP, PD-CC (CC), and PD-TC zoning districts.
ZO Tables 5-1414(A) and 5-1414(B) of §5-1414, Buffer Yard and Screening Matrix.	To modify all minimum buffer yard widths to be consistent with the requested yard and setback modifications within the proposed PD-TC, PD-IP, PD-OP, PD-CC (CC), PD-H4, and PD-H6 zoning districts.

*(More detailed descriptions of each specific modification are available upon request.)*

The subject property is located within the Route 28 Taxing District, and is also located partially within the FOD (Floodplain Overlay District), partially within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour, and partially within the QN (Quarry Notification) Overlay District-Loudoun Quarry and Loudoun Note Area. The subject property is approximately 335 acres in size and is located along the north and south sides of Old Ox Road (Route 606), on the east side, and east, of Shaw Road (Route 636) and Sully Road (Route 28), on the north side, and north, of Innovation Avenue (Route 209), and west of Rock Hill Road (Route 605), in the Broad Run Election District. The property is more particularly described as follows:

TAX MAP NUMBER	PIN	ACREAGE	ADDRESS	OWNERSHIP
/94/////////33A	035-45-7809	8.55	N/A	Chantilly Crushed Stone Inc.
/94/////////73A	035-46-3732	4.0	23232 Shaw Road, Sterling, Virginia	Chantilly Crushed Stone Inc.
/94/////////73/	035-36-7950-001	36.16	23266 Shaw Road, Sterling, Virginia	Chantilly Crushed Stone Inc.



/94/////////72/	035-47-1864	60.93	N/A	Chantilly Crushed Stone Inc.
/94/////////64/	034-26-8917	10.83	23070 Shaw Road, Sterling, Virginia	Chantilly Crushed Stone Inc.
/94/////////66/	034-17-4699	11.35	N/A	Chantilly Crushed Stone Inc.
/94/16/////////2/	034-18-2177	3.27	N/A	Chantilly Crushed Stone Inc.
/94/////////69/	034-18-6467	4.87	N/A	Chantilly Crushed Stone Inc.
/94/////////71/	034-18-0714-001	14.93	N/A	Chantilly Crushed Stone Inc.
/94/////////70A	035-48-4264-001	9.25	N/A	Chantilly Crushed Stone Inc.
/94/////////70/	035-49-1986	36.75	N/A	Chantilly Crushed Stone Inc.
/95/////////88/	034-19-5778	12.05	45865 Old Ox Road, Sterling, Virginia	Chantilly Crushed Stone Inc.
/94/////////84/	035-48-6938-001	8.2	N/A	Chantilly Crushed Stone Inc.
/94/////////61/	034-38-9287	107.23	N/A	Chantilly Crushed Stone Inc.
/94/////////65/	034-17-4646	5.71	N/A	FEA Properties LLC
/94/////////71A	034-18-0464	1.04	N/A	Chantilly Crushed Stone Inc.

The area is governed by the policies of the Revised General Plan (Sterling Community (Suburban Policy Area) and Route 28 Corridor Plan) and the 2010 Countywide Transportation Plan which designate this area for Route 28 Core uses at a recommended FAR of 0.6 to 1.0 for Office Clusters (a portion of the Route 28 Core uses is designated for Mixed-Use Office Centers at a recommended FAR of 1.0 to 1.5), and for Route 28 Business uses at a recommended FAR of 0.4 to 1.0.

**ZCPA 2014-0001**  
**COURTLAND FARM PROFFER AMENDMENT**  
*(Zoning Concept Plan Amendment)*

The Board of Supervisors, pursuant to a motion passed at its March 14, 2011, business meeting, has initiated, and Courtland Farm-Loudoun LLC, of Fairfax, Virginia, has submitted, an application, to amend the concept plan and proffers approved with ZMAP 1994-0008, Courtland Farm, in order to: 1) amend Proffer 25 to permit a cash contribution in lieu of dedicating a minimum 10,000 square foot single family lot to be used as residential housing for mentally and/or physically handicapped citizens; 2) amend Proffer 26 to redirect the funds previously or hereafter received pursuant to a proffered cash contribution for the construction of a therapeutic foster boarding home towards housing for mentally or physically handicapped citizens; and 3) amend Proffer 27 to redirect additional funds previously or hereafter received pursuant to a proffered cash contribution for construction of a therapeutic foster boarding home towards housing for mentally or physically handicapped citizens, with no resulting change in density, in the PD-RV (Planned Development-Rural Village) zoning district. This application is subject to the Revised 1993 Zoning Ordinance. The Courtland Farm development is approximately 874 acres in size and is located at the southern terminus of Gleedsville Road (Route 650), and on the south side of The Woods Road (Route 771) and Oatlands Mill Road (Route 650), in the Catoctin Election District. The lot originally proposed to be dedicated pursuant to the said Proffer 25, and designated as the "Civic Lot" to be conveyed to the County pursuant to Proffer 25 on the record plat for

Courtland Rural Village Section 1 recorded among the land records of Loudoun County as Instrument Number 20051212-0139314, is approximately 10,500 square feet in size and is located on the north side of Spotted Owl Drive and east of Courtland Village Drive. The lot is more particularly described as Tax Map Number /76/A/1//CVIC/ (PIN# 317-39-8716) and has not been assigned an address. The area is governed by the policies of the Revised General Plan (Rural-20 Policy Area) which designate this area for agricultural, rural economic, and limited residential development at densities up to 1 dwelling unit per 20 acres and 1 dwelling unit per 3 acres in approved rural village developments.

**SPEX 2013-0013, SPEX 2013-0024 & CMPT 2013-0004**  
**HAL AND BERNI HANSON PARK**  
(Special Exception and Commission Permit)

The Board of Supervisors, acting through the Department of Transportation and Capital Infrastructure, has submitted applications for Special Exceptions and Commission approval to permit a regional park with lighted playing fields in the TR3-UBF (Transitional Residential-3), R-1 (Single Family Residential), and TR-10 (Transitional Residential-10) zoning districts. The property is also located within the AI (Airport Impact) Overlay District, between the Ldn 60-65, and outside of but within one (1) mile of the Ldn 60, aircraft noise contours, and located partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance and the proposed use is listed as a Special Exception use under Table 2-1502 of Section 2-1502, Table 2-1402 of Section 2-1402, and Sections 3-103(J) and 3-103(S), and requires a Commission Permit in accordance with Section 6-1101. The modification of the buffering and screening requirements applicable to the proposed Special Exception use is authorized as part of an approval action of a Special Exception under Section 5-1403(C), pursuant to which the Applicant also requests a modification of Table 5-1414(B) of Section 5-1414(B), Buffer Yard, Required Plantings per 100 Lineal Feet of Property Line, in order to permit required Type 2 Buffer Yard canopy tree and understory tree plantings that would have been located within a 250-foot wide Dominion Virginia Power easement, to be relocated to another buffer yard on the subject property. The subject property is approximately 260 acres in size and is located along the east and west sides of Evergreen Mills Road (Route 621), north of the South Fork of the Broad Run, and west of Northstar Boulevard, at 23862 Evergreen Mills Road, Ashburn, Virginia, in the Blue Ridge Election District. The property is more particularly described as Tax Map Number /91/////////26/ (PIN# 201-37-3570). The area is governed by the policies of the Revised General Plan, (Transition Policy Area (Upper Broad Run Subarea) and Suburban Policy Area (Dulles Community)), which designate these areas for uses that provide a visual and spatial transition between the Suburban Policy Area to the east and the Rural Policy Area to the west, and residential uses at a density of up to 4 dwelling units per acre, respectively.

*Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2<sup>nd</sup> Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at [www.loudoun.gov/lola](http://www.loudoun.gov/lola). This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at [www.loudoun.gov/pc](http://www.loudoun.gov/pc). The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.*

*Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3<sup>rd</sup> Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to [loundounpc@loudoun.gov](mailto:loundounpc@loudoun.gov). If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes*

*to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.*

*Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at [www.loudoun.gov/pc](http://www.loudoun.gov/pc). If the public hearing is cancelled due to inclement weather, the public hearing will be moved to Thursday of the same week at the same place and time unless otherwise announced. If that Thursday is a holiday or the Thursday public hearing is cancelled due to inclement weather, the public hearing will be moved to Tuesday of the next week at the same place and time unless otherwise announced.*

*Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.*